

**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, MAY 16, 2018  
DRAFT MINUTES**

**ROLL CALL:** 7:00 PM

**ATTENDANCE:** Chairperson Lisa Sadinsky; Commissioners: Todd Doyle, Donald Neville and Josh Smilowitz; Alternates: Michael D'Amato and Michael Johnson; Brian Pudlik, ZEO and Secretary to ZBA

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, May 16, 2018, at 7:00 p.m., to hear and act on the following petitions:

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**#08-18**      **25 Grassmere Avenue** – Petition of D. Chenail Jr. requesting a variance to section 177-20(D), Obstructions in Yards. Requesting a variance to the requirement that fences forward of the building line be a maximum of four (4) feet tall in order to install a six (6) foot chain-link fence up to the front property line, per plans on file. **IG zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Doyle. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. Variance request is consistent with similar variances granted in the same neighborhood.

**VOTE:** 5-0; Voting in favor were Commissioners: Doyle, D'Amato (Seated for Grise), Neville, Sadinsky and Smilowitz  
**Petition approved.**

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**#09-18**      **977 New Britain Avenue** – Petition of West Hartford No. 2, LLC requesting a variance to section 177-8(E)(2)(a), Special flood hazard area. Requesting a variance to the requirement that all new structures in SFHA Zones A or AE shall have the bottom of the lowest floor elevated two (2) feet above the base flood elevation (BFE) for the construction of a new 7,422 square foot retail building at an elevation equal to the BFE, per plans on file. **BG zone**  
**Continued to the June 20, 2018 meeting of the ZBA**

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**#10-18**      **30 Farm Hill Road** – Petition of K. & B. Pellegatto requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a +/- 14 foot variance to the 30 foot rear yard setback requirement for the construction of a new 14' x 17'-8" deck and associated stairs, per plans on file. **R-10 zone**  
**Withdrawn by the applicant**

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**#11-18**      **47 Whiting Lane** – Petition of R. Palmer representing the Town of West Hartford and Whiting Lane School requesting a variance to Section 177-33 (E)(3) Signs in connection with special use permits authorized by the Town Plan and Zoning Commission which allows a maximum sign area of 25 sf and one (1) sign per lot. Requesting a variance of 17.66 square feet for the installation one (1) 42.66 square foot double-sided monument sign per plans on file. **R-6 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. The proposed sign will serve to better direct the school community than the existing one on the building which will be removed

**VOTE: 4-1; Voting in favor were Commissioners: Johnson (Seated for Grise), Neville, Sadinsky and Smilowitz**  
**Voting against: Commissioner Doyle**  
**Petition approved.**

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- Approval of minutes from the regular meetings held on March 21, 2018 (Motion: Neville; Second Doyle/Approved) & April 18, 2018 (Motion: Neville; Second: D’Amato/Approved)
- Adjournment (Motion: Neville; Second: Johnson/ Approved. Meeting adjourned at 7:40 pm)